

**MISSION BEACH PRECISE PLANNING BOARD (“MBPPB”)
 Tuesday, October 16, 2018 @ 7 PM
 Belmont Park Coaster Terrace - Community Room
 Minutes of Meeting**

Board Members Present:

Michelle Baron	Dave Kvederis	Carole Havlat	Dennis Lynch
Brian McCarthy	John Ready	Brandon Soule	Gernot Trolf
Mike Meyer	Jenine Whittecar	Gary Wonacott	Debbie Watkins

Absent: Josh Geller

OPENING FUNCTIONS (7:10 p.m.)

Meeting was called to order by Chair Debbie Watkins at approximately 7:10PM.

Approval of Minutes for September 18, 2018 Meeting

Copies of the draft minutes were distributed and reviewed.

MOTION #1 was made by Gary Wonacott and seconded by Gernot Trolf TO APPROVE the September 18, 2018 Minutes as written.

VOTE: For: 11 Against: 0 Abstain: 0

Motion Passed

Revisions to Agenda

Copies of the October 16, 2018 Agenda were distributed and reviewed. There were no revisions to the Agenda.

Chair’s Report (7:12)

- Previously Conforming Structures. MBPPB’s appeal to the Coastal Commission of the Mission Duplex CDP on the southeast corner of San Luis Rey Place and Mission Boulevard was held on October 11, 2018. Mike Meyer and Chair Watkins represented the Board at the hearing. The Coastal Staff Recommendation agreed with the MBPPB that when a previously conforming structure is demolished, the new structure must follow the current laws and regulations, including not allowing driveways in the front yard setback. It found the City made a mistake when it permitted the driveway, and agreed the parking could be moved to the rear alley. Staff agreed with the MBPPB that San Luis Rey Place is not an alley and is considered a public view corridor. Because the only issue out of conformance for this project is the driveway parking, Coastal Staff and the Commissioners agreed there is no substantial issue so this project can move forward with this exception, however, in the future, this will not set a precedent and previously conforming structures when demolished must follow the current laws and regulations in Mission Beach.
- Please send your “Plan of Action” suggestions to the Chair prior to the November meeting.

- The Technical Advisory Committee (TAC) met on August 30th to discuss the final draft flight procedures and provide input on which procedures should move forward to the next step, noise modeling. Please go to <https://www.san.org/airport-noise/noise-101#405294-far-part-150>. Information was presented as to upcoming meetings of the Airport Noise Committees. ANAC will meet October 17th and October 25th is the next TAC meeting.

Other

Information Item (7:16)

MTS presentation regarding upcoming Mid-Coast Trolley Feeder Bus Study

There is a major planning effort to reorganize local bus service to integrate with the coming UCSD Blue Line Trolley Extension. This information was presented by Rodrigo Carrasco, Senior Transportation Planner with SDMTS. Mr. Carrasco passed out a written notice of Public Workshops to discuss community input concerning the Feeder Bus Plan in conjunction with the Blue Line Trolley. After a very brief presentation, there was a discussion by Board members and public.

REPORTS FROM GOVERNMENT OFFICIALS

Bruce Williams, staff from Council District 2, Lori Zapf (7:27)

- October 17th, Lori Zapf will be holding a news conference concerning a flawed EIR on the Airport Expansion Project, Terminal 1. The EIR did not consider that a larger terminal would encourage more flights which mean more noise for citizens under the flight paths.
- October 22nd, the STVR issue will be before the full Council to make a choice to either repeal the recent ordinance or put the issue to a public vote.
- October 24th, the Public Safety Committee will meet to discuss regulating the rental electric scooters.
- There will be 18 new light poles installed on the boardwalk in South Mission Beach.
- Some of the Mission Bay Park Fund has been shifted to improve the playgrounds in Bonita Cove and Santa Clara Recreation Center.
- 1.5 Million Dollars has been set aside to repair the sea wall from Ventura Place to El Carmel Place.

After the presentation, there was a discussion by Board members and public.

Michaela Valk, Representative from Assemblyman Todd Gloria's Office (7:35)

- Beautiful Mission Beach Organization has been doing a tremendous job in cleaning the beaches of litter.
- There is a financial aid workshop for college students October 20th at 10:00 am at USD.
- On October 22nd at the LGBTQ Center, there is a workshop for persons interested in applying for state boards and commissions.
- Ms. Valk presented some of the contents of AB 2989 concerning restrictions on scooters state-wide. She pointed out that the boardwalk was not a "sidewalk" within the meaning of the legislation that bans scooters on sidewalks.

After the presentation there was a discussion by Board members and public mainly concerning the terms of AB 2989.

PUBLIC COMMENT (In general, limited to 3 minutes per speaker regarding Mission Beach matters NOT listed on the Agenda.)

- Dawn Reiley of Beautiful Mission Beach discussed Mission Beach banners placed on Mission Boulevard with help from OMBAC. Her organization is also providing scholarships for some Mission Bay High students. The organization's 50th beach cleanup will take place Saturday, October 20th.
- Jeanne Mershon thanked the residents who complained about airplane noise using the clickers that she had introduced at the last meeting. She encouraged the MBPPB to take a stand against the expansion of Terminal 1 at Lindberg Field.

BUILDING PLAN REVIEW: ACTION ITEM (7:55)

Portsmouth Residences - CDP: Project No. 532008; Coastal Development Permit and Site Development Permit to demolish one single dwelling unit and construct two, three-story single dwelling units totaling 4,305 sq. ft. on two contiguous lots at 837 Portsmouth Court (Proposed plans dated 8/2/18 and Landscape Plans dated 1/14/17); Presenter: Architect Bill Metz of Primary Design, Inc.

The owner, Scott Sinnett, was present.

Applicant Architect Bill Metz presented the proposed plans. This project is the development of two adjacent lots with two new three story buildings. There are two off-street parking for each unit.

Plan reviewers Mike Meyer and Dennis Lynch discussed the project concerning front yard offset, dormers and setback of garages.

MOTION # 2 was made by Mike Myer and seconded by Dennis Lynch TO DENY the project for the following reasons:

- The dormer exceeds the ten foot limit, this includes eaves
- The front yard 18" offset on Building B must observe the full height of the building [§1513.0304(d)(2)(A)(i)]
- First floor Unit A garage is on Bayside Lane and east/west alley with a second floor three feet from the property line, but the third floor does not observe a 45 degree setback. The rear garage structure encroaches into the interior side-yard setback.

There was a discussion by the Board members.

VOTE: FOR: 11 AGAINST: 0 ABSTAIN: 0
MOTION PASSED

After the vote, Applicant was given the opportunity to revise his proposed project plans and present at the November 20, 2018 Meeting for a Second Review.

BOARD COMMUNICATION (8:22)

Action Item:

Vote to Remove Sanctioned Board Member Gary Wonacott for Cause

(Note: Documentation of Violations is included with the Agenda on the City's website)

Chair pointed out that Board Members moved to not remove Gary Wonacott from the Board at its April 17, 2018 meeting for potential violations of City Council Policy 600-24 and MBPPB

Bylaws relating to the Brown Act seeking “collective concurrence” on future Agenda items coming before the MBPPB specifically ANAC issues. However, the Board did move to recommend corrective action by sanctioning Mr. Wonacott to permit him to remain on the Board contingent upon his promise to follow the letter and spirit of the Board’s Bylaws, Council Policy 600-24 and the Brown Act and his commitment to be a constructive and cooperative member of the Board and his agreement that he will not send emails to Board Members nor comment about Debbie Watkins on the Nextdoor. The Sanction Motion passed 10-0-1 (G. Wonacott abstained).

Chair informed the Board that based on this April 17th Sanction Motion, which Gary Wonacott agreed to, and the dint of the documentation of violations, the Board can vote tonight to remove Sanctioned Board Member Gary Wonacott. Chair Watkins read the 14 violations by Gary Wonacott, which had been included with the Agenda.

The public were given an opportunity to comment. There were comments by seven members of the public.

MOTION #3 was made by Dennis Lynch and seconded by Gernot Trolf TO APPROVE the removal of sanctioned board member Gary Wonacott for cause. (9:02)

Member Gary Wonacott then had 15 minutes for his rebuttal to the charges. Mr. Wonacott handed out a 25 page rebuttal to the alleged violations as well as made statements about the alleged violations.

Board Members made comments about Mr. Wonacott regarding his violations of the Sanction Motion and their concern with his ongoing inappropriate behavior during the past seven months.

VOTE For: 7 Against: 1 Abstain: 3

MOTION PASSED.

[Abstain: Dave Kvederis and Michelle Baron - not sure proper procedures were followed; Gary Wonacott - he was the subject of the motion]

There being no further business, Chair Debbie Watkins noted Agenda Items must be submitted to the Chair in writing **10 days PRIOR** to the scheduled Board meeting. **The next meeting will be held on Tuesday, November 20, 2018 at 7:00 p.m. in the Belmont Park Community Room.**

ADJOURNMENT

Motion # 4 was made by Brandon Soule and seconded by Dave Kvederis TO ADJOURN the meeting. (9:25)

Submitted by: John T. Ready, Secretary

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